

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 JENKINS LANE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Croydon

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/373 DORSET ROAD CROYDON VIC 3136	\$603,000	03-Jan-24
5/1 RAWLINSON STREET CROYDON VIC 3136	\$601,000	19-Jan-24
9/16-18 LUSHER ROAD CROYDON VIC 3136	\$595,000	16-Nov-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 February 2024


**1/373 DORSET ROAD CROYDON  
VIC 3136**

 2
  1
  1

Sold Price

**\$603,000**

Sold Date **03-Jan-24**

Distance **0.08km**

**5/1 RAWLINSON STREET  
CROYDON VIC 3136**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$601,000**

Sold Date **19-Jan-24**

Distance **1.23km**

**9/16-18 LUSHER ROAD CROYDON  
VIC 3136**

 2
  1
  1

Sold Price

**\$595,000**

Sold Date **16-Nov-23**

Distance **1.14km**

**6/12-14 NORMAN ROAD CROYDON  
VIC 3136**

 2
  1
  1

Sold Price

**\$607,000**

Sold Date **18-Dec-23**

Distance **1.92km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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